

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		BRATTLE DR, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	NOSTALGIA PROPERTIES LLC			
Owner 2:				
Owner 3:				
Street 1:	39 BRIGHTON AVE			
Street 2:				
Twn/City:	BOSTON			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	02134		Type:	

PREVIOUS OWNER

Owner 1:	JOHNSON ELBRIDGE S JR TR -		
Owner 2:	-		
Street 1:	50 GROVE ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 19,545 Sq. Ft. of land mainly classified as Apts. 8 Plus with a Apt- Garden Building built about 1965, having primarily Brick Exterior and 12600 Square Feet, with 20 Units, 20 Baths, 0 3/4 Bath, 0 HalfBath, 56 Rooms, and 28 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.44869	Total SF/SM:	19545	Parcel LUC:	112	Apts. 8 Plus	Prime NB Desc:	APT AVG		Total:	1,210,000	Spl Credit		Total:	1,210,000
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
112	19545.000	1,516,800	12,400	1,210,000	2,739,200
Total Card	0.449	1,516,800	12,400	1,210,000	2,739,200
Total Parcel	0.449	1,516,800	12,400	1,210,000	2,739,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		217.40	/Parcel: 217.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	112	FV	1,451,300	12400	19,545.	1,100,000	2,563,700	2,563,700	Year End Roll	12/18/2019
2019	112	FV	1,205,400	12900	19,545.	1,100,000	2,318,300	2,318,300	Year End Roll	1/3/2019
2018	112	FV	1,205,400	12900	19,545.	1,100,000	2,318,300	2,318,300	Year End Roll	12/20/2017
2017	112	FV	1,041,500	12900	19,545.	900,000	1,954,400	1,954,400	Year End Roll	1/3/2017
2016	112	FV	1,041,500	12900	19,545.	900,000	1,954,400	1,954,400	Year End	1/4/2016
2015	112	FV	918,600	13300	19,545.	760,000	1,691,900	1,691,900	Year End Roll	12/11/2014
2014	112	FV	918,600	13300	19,545.	760,000	1,691,900	1,691,900	Year End Roll	12/16/2013
2013	112	FV	918,600	13300	19,545.	760,000	1,691,900	1,691,900		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS


[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2019	I & E Return	MM	Mary M
10/2/2018	MEAS&NOTICE	PH	Patrick H
4/11/2016	I & E Return	EMK	Ellen K
2/19/2009	Meas/Inspect	197	PATRIOT
11/10/2000	Hearing N/C		
1/12/2000	Meas/Inspect	243	PATRIOT
10/21/1998		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

PRINT	
Date	Time
12/10/20	21:13:57
LAST REV	
Date	Time
07/19/19	11:09:44
mmcmakin	
6456	



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	49254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	



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Properties Inc.

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Prior Id # 1:	49254
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Prior Id # 3:	
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Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

EXTERIOR INFORMATION

Type:	83	- Apt- Garden
Sty Ht:	2	- 2 Story
(Liv) Units:	20	Total: 20
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	7	- Brick
Sec Wall:		%
Roof Struct:	2	- Hip
Roof Cover:	1	- Asphalt Shgl
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1965	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	10	
Prim Int Wall:	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	4	- Carpet
Sec Floors:	3	- Hardwood
Bsmnt Flr:	4	- Carpet
Subfloor:		
Bsmnt Gar:		
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	1	- Oil
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wall:		% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	8000	A	AV	1985	2.13	T	27.2	112			12,400			12,400